039.0	0004	0004.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 693,200 / 693,200
					USE VALUE: 693,200 / 693,200
					ASSESSED: 693,200 / 693,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		YALE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	REUSS ROBERT L & DOROTHY K/TRS
Owner 2:	DOROTHY KUHN REUSS TRUST
Owner 3:	
Street 1:	12 FOSTER RD
Street 2:	
Twn/City:	LEXINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02421 Type:

PREVIOUS OWNER

Owner 1:	REUSS ROBERT L & DOROTHY K -
Owner 2:	-
Street 1:	12 FOSTER RD
Twn/City:	LEXINGTON
St/Prov:	MA Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .2 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1954, having primarily Vinyl Exterior and 1536 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8701.000	257,300		435,900	693,200
Total Card	0.200	257,300		435,900	693,200
Total Parcel	0.200	257,300		435,900	693,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 451.30 /Parcel: 451.30

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 25920

GIS Ref

GIS Ref

Insp Date 10/31/18

!3213!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 039.0-0004-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	257,300	0	8,701.	435,900	693,200		Year end	12/23/2021
2021	101	FV	248,900	0	8,701.	435,900	684,800		Year End Roll	12/10/2020
2020	101	FV	248,900	0	8,701.	435,900	684,800	684,800	Year End Roll	12/18/2019
2019	101	FV	221,200	0	8,701.	395,000	616,200	616,200	Year End Roll	1/3/2019
2018	101	FV	221,200	0	8,701.	374,600	595,800	595,800	Year End Roll	12/20/2017
2017	101	FV	221,200	0	8,701.	326,900	548,100	548,100	Year End Roll	1/3/2017
2016	101	FV	221,200	0	8,701.	279,200	500,400	500,400	Year End	1/4/2016
2015	101	FV	207,500	0	8,701.	258,800	466,300	466,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	22:45:44

LAST REV

Date	Time
01/16/20	11:49:49
mmcmakin	

PAT ACCT. 3213

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
REUSS ROBERT L	64868-387		2/3/2015	Convenience	1	No	No		
KENNEDY-PAREZ C	63235-362		1/31/2014	Change>Sale	499,000	No	No		
PRIEST TIMOTHY	44298-232		12/15/2004		412,000	No	No		
EGAN MARTIN JOS	35363-334		4/29/2002		328,850	No	No		
EGAN MARTIN	26562-402		8/6/1996		1	No	No		A

USER DEFINED

Prior Id # 1:	25920
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/21/2016	1014	Manual	6,400		7/21/2016			Demo and remove a
3/21/2014	239	Manual	25,400					
11/14/2012	1492	Manual	3,458	C				
7/10/2007	548	Siding	15,000			G9	GR FY09	
11/12/2002	949	Redo Bat	3,000					

ACTIVITY INFORMATION

Date	Result	By	Name
10/31/2018	MEAS&NOTICE	HS	Hanne S
5/14/2015	SQ Returned	MM	Mary M
6/11/2014	Info Fm Prmt	PC	PHIL C
5/1/2013	Info Fm Prmt	EMK	Ellen K
1/30/2009	Meas/Inspect	189	PATRIOT
4/5/2005	MLS	MM	Mary M
7/15/2002	MLS	MM	Mary M
3/10/2000	Inspected	264	PATRIOT
2/17/2000	Measured	197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8701		Sq. Ft.	Site		0	64.	0.78	3									435,857						435,900	

Total AC/HA:	0.19975	Total SF/SM:	8701	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	435,857	Spl Credit		Total:	435,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	148.485
Other Features:	84500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	316093
Depreciation:	58793
Depreciated Total:	257300

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2002
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

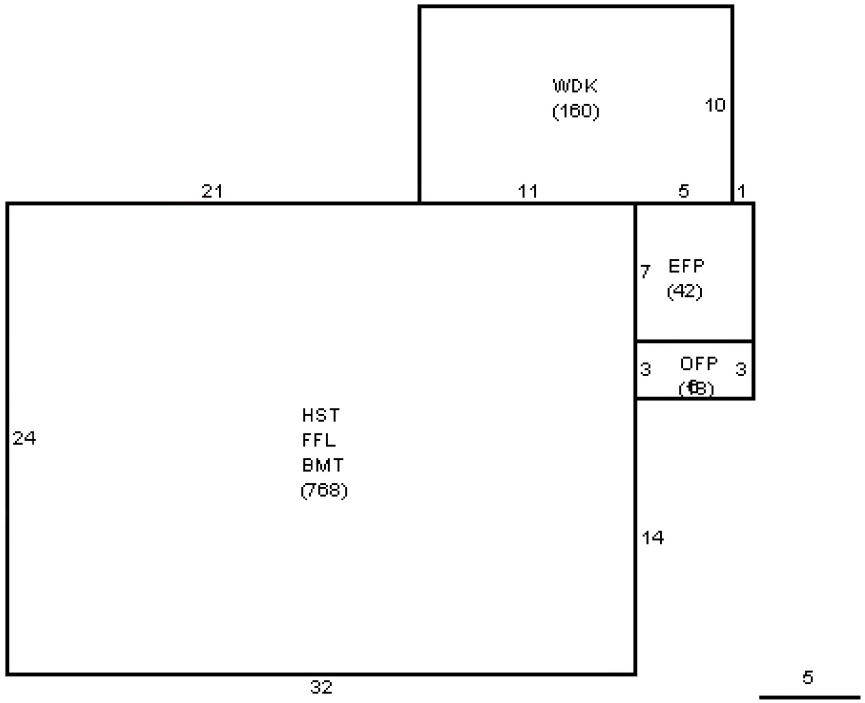
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	148.49
Special Features:	0	Val/Su Net:	120.23
Final Total:	257300	Val/Su SzAd	223.35

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	71.270	54,738
FFL	First Floor	768	148.490	114,037
HST	Half Story	384	148.490	57,018
WDK	Deck	160	12.250	1,960
EFP	Enclos Porch	42	72.590	3,049
OFP	Open Porch	18	44.000	792

Net Sketched Area:	2,140			Total:	231,594
Size Ad	1152	Gross Area	2524	FinArea	1536

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

039.0-0004-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	1970	0.00	T	39.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc